

089.A

0001

0045.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

447,600 / 447,600

USE VALUE:

447,600 / 447,600

ASSESSED:

447,600 / 447,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
43-45		PINE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	GAWANDE RICHA M &	Unit #:	45
Owner 2:	WASSERMAN BEN T		
Owner 3:			

Street 1: 45 PINE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	CAMPBELL JOSHUA/BEYER MARITZA -
Owner 2:	VENDEN LOUISE -
Street 1:	45 PINE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1275 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8030												G10				

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	447,600			447,600	
Total Card	0.000	447,600			447,600	Entered Lot Size
Total Parcel	0.000	447,600			447,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	351.06	/Parcel: 351.06	Land Unit Type:

 APPRAISED: 447,600 / 447,600  
 USE VALUE: 447,600 / 447,600  
 ASSESSED: 447,600 / 447,600

User Acct	310639
GIS Ref	
GIS Ref	
Insp Date	
08/21/18	

!15661!

**USER DEFINED**

Prior Id # 1:	56209
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	21:08:28
LAST REV	
Date	Time
08/21/18	09:01:34
danam	
15661	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL JOSHUA	67751-594		8/4/2016		452,000	No	No		
CAMPBELL JOSHUA	52922-105		6/4/2009	Family		1	No	No	
CAMPBELL JOSHUA	51754-49		10/2/2008			99	No	No	
VENDEN L/TRS/ZO	51732-324		9/29/2008	Family		99	No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2015	1423	Re-Roof	11,400		9/25/2015			Strip and re-roof.

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
3/15/2017	SQ Returned	EMK	Ellen K
1/20/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir: S20 - Size 20				Frpl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdict: G10	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1						
Const Mod:				% Own: 57.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %													
Prim Int Wal	2 - Plaster			Functional:		%												
Sec Int Wall:		%		Economic:		%												
Partition: T - Typical				Special:		%												
Prim Floors: 3 - Hardwood				Override:		%												
Sec Floors:		%		Total:	18.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY														
Subfloor:				Basic \$ / SQ: 305.00														
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.78400159														
Insulation: 2 - Typical				Adj \$ / SQ: 322.813														
Int vs Ext: S				Other Features: 75500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.14999998														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 549903														
% Com Wal	% Sprinkled			Depreciation: 102282														
				Deprecated Total: 447621														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.A-0001-0045.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N																		
Total Yard Items:				Total Special Features:				Total:										
Un Sketched Sub Areas: GLA: 1155, UAT: 480,																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE AssessPro Patriot Properties, Inc																		